

A42 *Butte Lands.*

*Can.
Land.*

*Canada, Dept. of
Agriculture*

THE

PROVINCE

—OF—

MANITOBA

AND THE

North West Territories

—OF—

CANADA.

Information for Settlers.

System of Survey and Practical Directions for Taking up Farms.

THE system of survey, or of laying out the land, in Manitoba is most simple. Every township is about six miles square, and is divided into sections of one mile square (or 640 acres) each, more or less, the scarcely appreciable difference from the normal area being the result of the convergence or divergence of the meridians forming the eastern and western boundaries, according to whether the township is north or south of one of the standard base lines of survey. These sections are again subdivided into half sections of 320 acres and quarter sections of 160 acres, which terms are legal or statutory definitions of the divisions and subdivisions of land in Manitoba and the North-West Territories of the Dominion.

The townships are laid out upon certain "base lines," about 24 miles apart, running east-and-west, to the depth of two townships, both to the north and to the south, upon each. The lines upon which adjacent townships, surveyed from different base lines abut, are termed "correction lines," and upon these all discrepancies of survey are adjusted.

DOMINION OF CANADA

A Map

—OF THE—

PROVINCE OF MANITOBA

SHOWING THE

Dominion Lands Surveyed,

—ALSO :—

LANDS DISPOSED OF

—AND—

Half Breed Lands

TOGETHER WITH

General Directions.

The Land Regulations of the Dominion Government.

The Pacific Railway Lands.

The Hudson Bay Lands.

&c., &c., &c.



OTTAWA, CANADA, 1882 :

PUBLISHED BY THE DEPARTMENT OF AGRICULTURE OF
THE CANADIAN GOVERNMENT.

The tiers of townships are numbered (in ordinary numerals) in regular succession northward from the International Boundary, which is the "first base line." They are further described as of "ranges" numbered, also in regular succession (in Roman characters), westward of certain standard lines called "principal meridians." There is also a series of ranges numbered, in similar manner, eastward of the First Principal Meridian, which is drawn northward from a point on the International Boundary line, about eleven miles west of the town of Emerson.

Under this very simple, but scientific, method of arrangement, any Township, or Section, or subdivision of a Section, can be instantly and unerringly described. A transfer or conveyance of property may likewise be made by deed in as few words as any ordinary Bill of Parcels, and that with perfect accuracy and absoluteness of definition.

The settler from the United Kingdom will at first find the nomenclature of this system of survey a little new and strange; but he will, on slight acquaintance with it, become charmed with its simplicity.

The surveyed lines are marked on the ground itself by iron and other kinds of monuments and posts at the corners of the divisions and subdivisions; and, so soon as the settler makes himself acquainted with these, he will instantly understand the position and extent of his own farm on the prairie, or of any other in the country. Or, when travelling in any part of the country, these posts will tell him at a glance exactly where he is, so that he cannot get lost in any surveyed district.

A settler may obtain a grant of 160 acres of land free, on *even numbered* sections, on condition of three years' continuous residence and cultivation, and payment of an office-fee amounting to ten dollars; and he may purchase on reasonable terms adjoining portions of sections by "pre-emption" or otherwise.

A settler should obtain from the Local Dominion Lands Agents general information as to lands open for settlement. The marks on the accompanying Map show certain lands taken up, and, therefore, not available for settlement. Of course, other lands may have been taken up since its compilation. Exact information can, therefore, only be obtained at the Local Land Offices, which are shown on the Map.

All *even-numbered* sections (except 8 and three-quarters of 26, which are Hudson's Bay Co.'s Lands) are open for entry as free homesteads or as pre-emptions, unless already taken up by settlers.

Odd-numbered sections (with the exception of 11 and 29, which are School Lands) for 24 miles on each side of the Canadian Pacific Railway, may be generally stated to

be Railway Lands, purchasable from the Company, and not open for homestead and pre-emption. There are also other Railway Lands, which have been appropriated in aid of similar undertakings. (See Official Land Regulations, next chapter.) Beyond the limits of the land granted to such enterprises *odd-numbered* sections may, if surveyed, be purchased direct from the Government, on terms stated in the Regulations referred to.

A settler in Manitoba may commence on comparatively small capital; that is, enough to build one of the inexpensive houses of the country, to buy a yoke of oxen and a plough, his seed grain, and sufficient provisions to enable him to live for one year, or until his first crop comes in. With a little endurance at first, from this point he may attain to a position of plenty and independence.

On the other hand, a settler may take with him to Manitoba or the North-West Territories considerable capital, and invest it in large farming operations, either in wheat growing or stock raising, both of which he will probably find very profitable.

The settler requires either a team of horses or yoke of oxen, a waggon or a cart, a plough and harrow, chains, axes, shovels, stoves, bedstead, etc., which he can obtain for about \$300, or £60* stg. A primitive house and stable may be built for £30 more. The cost of necessary provisions for a family would be from £18 to £20. The cost of these several items may vary with circumstances, either being more or less; but a settler who goes on his farm sufficiently early to plant potatoes and other crops may live at very little cost.

Or the sum of £125 stg., which is in round numbers about 600 dollars of Canadian currency, would enable a farmer to begin on a moderate scale of comfort. That sum would be divided, perhaps, in some cases, as follows:—

One yoke of oxen, \$120.00; one waggon, \$80.00; plough and harrow, \$25.00; chains, axes, shovels, &c., \$30.00; stoves, bedsteads, &c., \$60.00; house and stable \$150.00; provisions, \$135.00. In all \$600.00.

Of course, a capital of £200 (or \$1,000) would enable a farmer to start in better style and with more comfort; but many have started with much less, and are now well off. For instance, the Red River cart, which costs from fifteen to twenty dollars, and one ox, might do all the teaming required on a small farm to begin with, and after the first "breaking" one ox could do all the ploughing required for a family.

The German Mennonite settlers who came to Canada

NOTE.—The £1 sterling is set down in round figures at \$5, for convenience, which is sufficiently exact for the purpose of this paper.

from Southern Russia a few years ago—that is, the poorer families of them—started with very much less; and they are to-day very prosperous, and raise large crops of grain, besides growing flax, of which they export the seed. They are also well supplied with live stock.

The Mennonite outfit of one family, averaging five persons, consisted of one yoke of oxen, one cow, one plough, one waggon, and one cooking stove—the whole obtained at a cost of \$270.00, or £54. This comprised the outfit of one family, and in the case of the poorest, two families clubbed together to use one outfit. The cost of provisions for subsistence of one family for a year was \$93 (£18.15) the provisions consisting almost wholly of flour, pork, and beans. No money was expended on the buildings in which they first lived. These consisted for the first year of brush, laid sloping on poles and covered with earth. This fact is stated to show from how small a beginning a settler may successfully start and attain plenty; but, seeing that the log or frame house of the country can be built at so moderate a rate, probably few settlers from the United Kingdom would be willing to do as the Mennonites did. Many a man will, however, make a hard struggle for independence, and find both his labour and his hardships sweetened by the consciousness of the daily steps he is taking towards that end. It may further be mentioned that, for some years to come, there will be railways and public works in progress, on which the poorer settlers may work for a part of the time at good wages, and so obtain means to tide over the first difficulties of a settler's life with more comfort. The settler is held to have “continuously” resided on his homestead, if not absent more than 6 months in any one year.

The settler from older countries should be careful to adapt himself to those methods which experience of the country has proved to be wise, rather than try to employ in a new country those practices to which he has been accustomed at home.

For instance, with respect to ploughing, or, as it is called, “breaking” the prairie, the method in Manitoba is quite different from that in the old country. The prairie is covered with a rank vegetable growth, and the question is how to subdue this, and so make the land available for farming purposes. Experience has proved that the best way is to plough not deeper than *two inches*, and turn over a furrow from twelve to sixteen inches wide.

It is especially desirable for the farmer who enters early in the Spring to put in a crop of oats on the first breaking. It is found by experience that the sod pulverizes and decomposes under the influence of a growing crop quite as effectually, if not more so, than when

simply turned and left by itself for that purpose. There are also fewer weeds, which is of very great importance, as it frequently happens that the weeds which grow soon after breaking are as difficult to subdue as the sod itself. Large crops of oats are obtained from sowing on the first breaking, and thus not only is the cost defrayed, but there is a profit. It is also of great importance to a settler with limited means to get this crop the first year. One mode of this kind of planting is to scatter the oats on the grass, and then turn a thin sod over them. The grain thus buried quickly finds its way through, and in a few weeks the sod is perfectly rotten. Mr. Daley, near Bigstone City, in the vicinity of Bigstone Lake, sowed ten acres of oats in this way. He put two bushels and a peck to an acre. In the fall he harvested 420 bushels of oats, which he found to be worth enough to pay for the breaking and give him \$75 besides. This is a practical reported experience. There is also testimony from other farmers to similar effect.

The settler should plant potatoes the first year for his family use, and do other little things of that kind. Potatoes may be put in as late as June the 20th. All that is required is to turn over a furrow, put the potatoes on the ground, and then turn another furrow to cover them, the face of the grass being placed directly on the seed. No hoeing or further cultivation is required except to cut off any weeds that may grow. Very heavy crops of fine potatoes have been grown in this way.

Before the prairie is broken the sod is very tough, and requires great force to break it; but after it has once been turned the subsequent ploughings are very easy, from the friability of the soil, and gang ploughs may easily be used.

On account of the great force required to break the prairie in the first instance, there are many who prefer oxen to horses; and there is also a liability of horses becoming sick in Manitoba when first taken there from the older parts of the continent, until they become accustomed to the new feed and the country, especially if they are worked hard.

It is for this reason that oxen, which are not liable to the same casualties as horses, are better suited for breaking the prairie. A pair of oxen will break an acre and a half a day, with very little or no expense at all for feed. Mules have been found to do very well, and they are considered well adapted for prairie work.

Distances on the Map, in miles, may be ascertained approximately by counting the Townships to be passed over and multiplying the number by six.

Dominion Lands Regulations.

The following Regulations for the sale and settlement of Dominion Lands in the Province of Manitoba and the North-West Territories shall, on and after the first day of January, 1882, be substituted for the Regulations now in force, bearing date the twenty-fifth day of May last :

1. The surveyed lands in Manitoba and the North-West Territories shall, for the purpose of these Regulations, be classified as follows :—

CLASS A.—Lands within twenty-four miles of the main line or any branch line of the Canadian Pacific Railway, on either side thereof.

CLASS B.—Lands within twelve miles, on either side, of any projected line of railway (other than the Canadian Pacific Railway), approved by Order-in-Council published in the *Canada Gazette* :—

CLASS C.—Lands south of the main line of the Canadian Pacific Railway not included in Class A or B.

CLASS D.—Lands other than those in classes A, B, and C.

2. The even-numbered sections in all the foregoing classes are to be held exclusively for homesteads and pre-emptions.

a. Except in Class D, where they may be affected by colonization agreements, as hereinafter provided.

b. Except where it may be necessary out of them to provide wood lots for settlers.

c. Except in cases where the Minister of the Interior, under provisions of the Dominion Lands Acts, may deem it expedient to withdraw certain lands, and sell them at public auction or otherwise deal with them as the Governor-in-Council may direct.

3. The odd-numbered sections in Class A are reserved for the Canadian Pacific Railway Company.

4. The odd-numbered sections in Classes B and C shall be for sale at \$2.50 per acre, payable at the time of sale :

a. Except where they have been or may be dealt with otherwise by the Governor-in-Council.

5. The odd-numbered sections in Class D shall be for sale at \$2 per acre, payable at time of sale :

a. Except where they have been or may be dealt with otherwise by the Governor-in-Council.

b. Except lands affected by colonization agreements, as hereinafter provided.

6. Persons who, subsequent to survey, but before the issue of the Order-in-Council of 9th October, 1879, excluding odd-numbered sections from homestead entry, took possession of land in odd-numbered sections by re-

siding on and cultivating the same, shall, if continuing so to occupy them, be permitted to obtain homestead and pre-emption entries as if they were on even-numbered sections.

PRE-EMPTIONS.

7. The prices for pre-emption lots shall be as follows:
For lands in Classes A, B, and C, \$2.50 per acre.
For lands in Class D, \$2.00 per acre.
Payments shall be made in one sum at the end of three years from the date of entry, or at such earlier date as a settler may, under the provisions of the Dominion Lands Acts, obtain a patent for the homestead to which such pre-emption lot belongs.

COLONIZATION.

Plan Number One.

8. Agreements may be entered into with any company or persons (hereinafter called the party) to colonize and settle tracts of land on the following conditions :

- a. The party applying must satisfy the Government of its good faith and ability to fulfil the stipulations contained in these regulations.
- b. The tract of land granted to any party shall be in Class D.
9. The odd-numbered section within such tract may be sold to the party at \$2 per acre, payable, one-fifth in cash at the time of entering into the contract, and the balance in four equal annual instalments from and after that time. The party shall also pay to the Government five cents per acre for the survey of the land purchased by it, the same to be payable in four equal annual instalments at the same time as the instalments of the purchase money. Interest at the rate of six per cent. per annum shall be charged on all past due instalments.
 - a. The party shall, within five years from the date of the contract, colonize its tract.
 - b. Such colonization shall consist in placing two settlers on homesteads on each even-numbered section, and also two settlers on each odd-numbered section.
 - c. The party may be secured for advances made to settlers on homesteads according to the provisions of the 10th section of the Act 44 Victoria, Chap. 16. (The Act passed in 1881 to amend the Dominion Lands Acts.)
 - d. The homestead of 160 acres shall be the property of the settler, and he shall have the right to purchase the pre-emption lot belonging to his homestead at \$2 per acre, payable in one sum at the end of three years from the date of entry, or at such earlier date as he may, under the provisions of

the Dominion Lands Acts, obtain a patent for his homestead.

- e. When the settler on a homestead does not take entry for the pre-emption lot to which he has a right, the party may within three months after the settler's right has elapsed purchase the same at \$2 per acre, payable in cash at the time of purchase.

10. In consideration of having colonized its tract of land in the manner set forth in sub-section b of the last preceding clause, the party shall be allowed a rebate of one-half of the original purchase-money of the odd-numbered sections in its tract.

- a. During each of the five years covered by the contract an enumeration shall be made of the settlers placed by the party in its tract, in accordance with sub-section b of clause 9 of these regulations, and for each *bond fide* settler so found therein a rebate of one hundred and twenty dollars shall be credited to the party; but the sums so credited shall not, in the aggregate, at any time exceed one hundred and twenty dollars for each *bond fide* settler found within the tract, in accordance with said sub-section, at the time of latest enumeration.
- b. On the expiration of the five years an enumeration shall be made of the *bond fide* settlers on the tract, and if they are found to be as many in number and placed in the manner stipulated for in sub-section b of clause 9 of these regulations, a further and final rebate of forty dollars per settler shall be credited to the party, which sum, when added to those previously credited, will amount to one-half of the purchase money of the odd-numbered sections and reduce the price thereof to one dollar per acre. But if it should be found that the full number of settlers required by these regulations are not on the tract, or are not placed in conformity with the said sub-section b, of clause 9 of these regulations, then, for each settler fewer than the required number, or not placed in conformity with the said subsections, the party shall forfeit one hundred and sixty dollars of rebate.
- c. If at any time during the existence of the contract the party shall have failed to perform any of the conditions thereof, the Governor-in-Council may cancel the sale of the land purchased by it and deal with the party as may seem meet under the circumstances.
- d. To be entitled to rebate, the party shall furnish to the Minister of the Interior evidence that will satisfy him that the tract has been colonized and settled in accordance with sub-section b of clause 9 of these regulations.

Plan Number Two.

11. To encourage settlement by capitalists who may desire to cultivate larger farms than can be purchased where the regulations provide that two settlers shall be placed on each section, agreements may be entered into with any company or person (hereinafter called the party) to colonize and settle tracts of land on the following conditions:

- a. The party applying must satisfy the Government of its good faith and ability to fulfil the stipulations contained in these regulations.
- b. The tract of land granted to any party shall be in Class D.
- c. All the land within the tract may be sold to the party at two dollars per acre, payable in cash at the time of entering into the contract. The party shall, at the same time, pay to the Government five cents per acre for the survey of the land purchased by it.
- d. The party shall, within five years from the date of the contract, colonize the township or townships comprised within its tract.
- e. Such colonization shall consist in placing one hundred and twenty-eight *bond fide* settlers within each township.

12. In consideration of having colonized its tract of land in the manner set forth in sub-section e of the last preceding clause, the party shall be allowed a rebate of one-half of the original purchase money of its tract.

- a. During each of the five years covered by the contract an enumeration shall be made of the settlers placed by the party in its tract, in accordance with sub-section e of clause 11 of these regulations, and, for each *bond fide* settler so found therein, a rebate of one hundred and twenty dollars shall be repaid to the party; but the sums so repaid shall not, in the aggregate, at any time exceed one hundred and twenty dollars for each *bond fide* settler found within the tract, in accordance with the said sub-section at the time of the latest enumeration.
- b. On the expiration of the five years an enumeration shall be made of the *bond fide* settlers placed by the party in its tract, and if they are found to be as many in number and placed in the manner stipulated for in sub-section e of clause 11 of these regulations, a further and final rebate of forty dollars per settler shall be repaid, which sum, when added to those previously repaid to the party, will amount to one-half of the purchase money of its tract and reduce the price thereof to

one dollar per acre. But if it should be found that the full number of settlers required by these regulations are not on the tract, or are not placed in conformity with the said sub-section, then, for each settler fewer than the required number or not settled in conformity with the said sub-section, the party shall forfeit one hundred and sixty dollars of rebate.

- e. To be entitled to rebate, the party shall furnish to the Minister of the Interior evidence that will satisfy him that the tract has been colonized and settled in accordance with sub-section e of clause II of these regulations.

OFFICIAL NOTICE.

13. The Government shall give notice in the *Canada Gazette* of all agreements entered into for the colonization and settlement of tracts of land under the foregoing plans, in order that the public may respect the rights of the purchasers.

TIMBER FOR SETTLERS.

14. The Minister of the Interior may direct the reservation of any odd or even numbered section having timber upon it, to provide wood for homestead settlers on sections without it; and each such settler may, where the opportunity for so doing exists, purchase a wood lot, not exceeding 20 acres, at the price of \$5 per acre in cash.

15. The Minister of the Interior may grant, under the provisions of the Dominion Lands Acts, licenses to cut timber on lands within surveyed townships. The lands covered by such licenses are thereby withdrawn from homestead and pre-emption entry and from sale.

PASTURAGE LANDS.

16. Under the authority of the Act 44 Victoria, Chap. 16., leases of tracts for grazing purposes may be granted on the following conditions:

- a. Such leases to be for a period of not exceeding twenty-one years, and no single lease shall cover a greater area than 100,000 acres.
- b. In surveyed territory, the land embraced by the lease shall be described in townships and sections. In unsurveyed territory, the party to whom a lease may be promised shall, before the issue of the lease, cause a survey of the tract to be made, at his own expense, by a Dominion Lands Surveyor, under instructions from the Surveyor-General; and the plan and field notes of such survey shall be deposited on record in the Department of the Interior.
- c. The lessee shall pay an annual rental at the rate of \$10 for every 1,000 acres embraced

by his lease, and shall, within three years from the granting of the lease, place on the tract one head of cattle for every ten acres of land embraced by the lease, and shall during its term maintain cattle thereon in at least that proportion.

d. After placing the prescribed number of cattle upon the tract leased, the lessee may purchase land within his leasehold for a home farm and corral, paying therefor \$2.00 per acre in cash.

e. Failure to fulfil any of the conditions of his lease shall subject the lessee to forfeiture thereof.

17. When two or more parties apply for a grazing lease of the same land tenders shall be invited, and the lease shall be granted to the party offering the highest premium therefor in addition to the rental. The said premium to be paid before the issue of the lease.

GENERAL PROVISIONS.

18. Payments for land may be in cash, scrip, or Police or Military Bounty Warrants.

19. These regulations shall not apply to lands valuable for town plots, or to coal or other mineral lands, or to stone or marble quarries, or to lands having water power thereon; or to sections 11 and 29 in each Township, which are School Lands, or Sections 8 and 26, which belong to the Hudson's Bay Company.

By order,

LINDSAY RUSSELL,

Surveyor General.

DEPARTMENT OF THE INTERIOR.

Ottawa, 23rd December, 1881.

Lands of the Canadian Pacific Railway Company.

The Company offer lands in the Fertile Belt of Manitoba and the North-West Territory, for sale, on certain conditions as to cultivation, at the price of \$2.50 (10s. stg.) per acre, one-sixth payable in cash, and the balance in five annual instalments, with interest at six per cent., a rebate of fifty per cent., for actual cultivation being made as hereinafter described.

The ordinary conditions of sale are:—

1. That all improvements placed upon land purchased shall remain thereon until final payment for the land has been made.
2. That all taxes, and assessments lawfully imposed upon the land or improvements shall be paid by the purchaser.
3. The Company reserve from selection at the above price all mineral, coal, or wood-lands, stone, slate, and marble quarries, lands with water power thereon, and tracts for town sites and railway purposes; and, as regards lands having some standing wood, but not hereby excluded from selection, the purchaser will only be permitted to cut a sufficient quantity for fuel, fencing, and for the erection of buildings on his land until he shall have received the final conveyance thereof.

4. The mineral and coal lands and quarries, and the lands controlling water power, will be disposed of on very liberal terms to persons giving satisfactory evidence of their intention to utilise them.

5. The purchaser will be required, within four years from the date of the contract for the purchase of the land, to bring under cultivation, and sow and reap, a crop on one-half of the said land, except when otherwise expressly agreed and declared in the contract by reason of any special obstacle to such cultivation. Dairy farming, or mixed grain and dairy farming, to an extent to be agreed upon, will be accepted as the equivalent of cultivation, entitling the settler to the rebate.

6. A credit of \$1.25 (5s. stg.) per acre will be allowed for all land so cultivated during four years.

7. A reservation of 100 ft. in width for right of way, or other railroad purposes, will be made in all cases.

8. If the purchaser of a section, or part of a section, being a *bona fide* settler resident upon the land purchased, or upon an adjoining section, fails to carry out in their entirety the conditions of his contract with respect to cultivation and cropping, within the specified time, the Company reserve the right, in their own option, to diminish the quantity to be conveyed to him, under his contract, to such extent that he shall not be entitled to demand a conveyance of more than double the quantity cultivated and cropped, the quantity which he may so demand not to exceed one-half of the quantity mentioned in his contract, and, if not exceeding 160 acres, to be taken in the quarter section in which the greater part of such cultivation and cropping has been done; or, if in excess of 160 acres, then such excess to be taken from an adjoining quarter section; and as to the portion of the land contracted for, which the Company shall decide not to convey to such purchaser, his claim to the same shall be forfeited, and such portion shall not be conveyed to him by the Company; and thereupon the price shall be adjusted as if the contract of sale had originally been made for the portion actually conveyed to the purchaser.

The object of the foregoing clause is to prevent the Company's lands from falling into the hands of speculators to the disadvantage of the actual settler; but, as respects *bona fide* settlers, the purpose and aim of the Company is to afford them every possible consideration and facility.

9. Special contracts will be made for tracts exceeding one section, for settlement purposes or for cattle raising.

10. Liberal rates for settlers and their effects will be granted by the Company over its railway.

11. The land grant bonds of the Company will be received at 10 per cent. premium on their par. value with accrued interest, in payment for lands, thus further reducing the price of the land to the purchaser.

For further information, apply at the office of the Company, Bartholomew Place, London, England; to John H. McTavish, Land Commissioner, Winnipeg, Manitoba, or to the Secretary of the Company, at Montreal, Canada.

GEORGE STEPHEN, *President.*

CHARLES DRINKWATER, *Secretary.*

It will appear, from a comparison of these conditions of sale by the Pacific Railway Co. with the Dominion Land Regulations, that if a family of four adults desire to settle together they may obtain a really large estate on very moderate terms. For instance, each of the four members of the family may settle on the four free homesteads, of 160 acres each, in any even-numbered unoccupied section. Each may then purchase another 160 acres at \$2.50 (10s. stg.) per acre from the Pacific Rail-

way Co. in the adjoining odd-numbered sections. This is the same price as that offered by the Government in classes A, B and C, with the exception that the Pacific Railway Company offer a rebate of \$1.25 (5s. stg.) per acre, within four years following the date of purchase, on condition of cultivation. The settlers, while building on the homesteads and making cultivation thereon, would be able, within the time mentioned, also to cultivate the whole or the greater part of the Pacific Railway lands. The office fee for entering Government Homesteads is \$10 (£2 stg.) A family of four could, in this way, in four years obtain a large estate of 1,280 acres of probably the richest wheat growing land in the world, at a merely nominal price, and thus secure a position, not only of comparative, but of substantial, wealth. Farmers with sons can with great advantage avail themselves of these conditions, and have the advantages of neighbourhood in settling together.

In cases where it is an object for families with means to take up and farm more extensive tracts of land, the regulations would also admit of this. For instance, two brothers might take up as free homesteads two quarter sections of any Government lands, and pre-empt the other two quarter sections, thus obtaining a whole section (or 640 acres) for their homesteads and pre-emptions. They could then purchase the whole of each of the four adjoining odd-numbered sections of Railway lands, and thus obtain between them a large estate of 3,200 acres. By cultivating the odd sections and getting the rebate, this estate could be purchased on exceedingly moderate terms; while the rule of the Pacific Railway Co., to insist on cultivation as a condition of sale, will act as a powerful dissuasive to acquiring lands for mere speculation. The actual settler for some years to come, will have large tracts of land to choose from. The arrangement we have indicated is especially desirable for settlers from England with means.

The land policy of the Government of Canada, combined with the advantages offered by the Pacific Railway Co., is the most liberal of any on the Continent of North America.

Liberality of Canadian Land Regulations.

The Canadian Land Regulations having been very generally represented to be more onerous and less liberal than those of the United States, it is proper to point out to intending settlers that ten dollars (\$10) covers the whole of the office fees in Canada, either for a pre-emption or a homestead; while in the Western States there are three fees, one of eight dollars, payable on entry,

another of eight dollars for a commission, and another of ten dollars when the patent is issued, making twenty-six dollars (\$26.00). In some of the States the fees are thirty-four dollars (\$34.00). The U. S. lands are sold at \$2.50 and \$1.25 per acre. These prices are nearly the same, but the difference is favourable to Canada.

In fact, it is repeated that not on the Continent of America, and it is believed not elsewhere, are the Land Regulations so favourable as in Canada.

It is provided by the Canadian Naturalization Act that aliens may acquire and hold real and personal property of every description, in the same manner and in all respects as a natural born British subject.

The only disqualification of aliens is that they are not qualified to hold office under the Government or to vote at Parliamentary or municipal elections.

The oath of allegiance required of aliens who desire to become British subjects simply expresses fidelity to the Queen and Constitution, without any discrimination against the nation from which such aliens come.

To take up United States Government land, however, the following oath is required to be taken by a British subject :—

DISTRICT COURT,
..... Judicial District, } State of.....
County of..... }

I do swear that I will support the Constitution of the United States of America, and that I do absolutely and entirely Renounce and Abjure forever all Allegiance and Fidelity to every Foreign Power, Prince, Potentate, State or Sovereignty whatever, and particularly to *Queen Victoria, of Great Britain and Ireland*, whose subject I was. And further, that I never have borne any hereditary title, or been of any of the degrees of Nobility of the country whereof I have been a subject, and that I have resided within the United States for five years last past, and in this State for one year last past.

Subscribed and sworn to in open Court }
this.....day of.....18.... }Clerk.

Hudson's Bay Company's Lands.

Section No. 8 and three quarters of Section No. 26 in the greater number of Townships* are Hudson's Bay Company's lands, and all settlers must be careful not to enter upon them unless they have acquired them from the Company. The prices vary according to locality. Mr. C. J. Brydges is the Land Commissioner of the Company. His official residence is at Winnipeg, Man., and applications may be made to him.

Under agreement with the Crown the Hudson Bay Company are entitled to one-twentieth of the lands in the "Fertile Belt," estimated at about seven millions of acres.

* NOTE.—In every fifth Township the Hudson's Bay Company has the whole of Section 26.

School Lands.

Sections No. 11 and 29 in every Township are School Lands. That is, the proceeds of their sale are to be applied to the support of education. They are not obtainable at private sale. When disposed of it will be by public competition, at auction. All squatters on these lands, therefore, will have to pay for them the price they bring by auction when sold, or they will pass by such sale out of their hands.

Lands at Private Sale.

The settler may sometimes find it convenient to buy lands, partially improved, with buildings and fences upon them of private proprietors. It very frequently happens that half-breed or other lands may be obtained on moderate terms.

Railways and Rivers.

Manitoba has already unbroken connection by Railway to all parts of the Continent of America; and the Canadian Pacific Railway is already pushed nearly three hundred miles west of Winnipeg, and will reach the Rocky Mountains in less than two years. The Canadian Pacific Railway connection between Thunder Bay and Winnipeg will open for traffic this year, that arduous work being nearly completed. This will give independent Canadian communication between the Eastern Provinces and the North-West during the season of navigation. Other lines of railway within the North-West are being pushed rapidly forward.

Colonization Railways are being projected in every direction; and it is proposed to open up another outlet to Europe *via* Hudson's Bay.

The River system of the Canadian North-West is of vast extent, and among the most remarkable in the World. The Red River, which rises in the United States, is 665 miles long, and it is navigable from Moorhead to Lake Winnipeg. This lake is 240 miles long, and is navigated to the mouth of the great Saskatchewan river, which takes its rise in the Rocky Mountains, its total length being about 1,200 miles, navigable as high as Fort Edmonton, almost under the Rocky Mountains.

The Assiniboine is a river about 800 miles long, draining a vast extent of country, which discharges into the Red River at Winnipeg, and is navigable as far as Fort Ellice, and at favourable stages of water for many miles higher up.

There are numerous other rivers and lakes which cannot be described here for want of space. Those above are mentioned as the principal channels already utilized for opening up the country.

The settler will perceive that with such a system of rail and water communication there can never come any question of want of markets. The Home market, however, from the large influx of settlers and the immense construction of public works, will absorb all the produce for many years to come.

General Directions.

The intending settler in Manitoba is advised not to encumber himself with very heavy luggage unless it is absolutely necessary. Cumbersome and heavy articles of furniture such as chairs, stoves, tables, etc., would probably cost as much in transport as they would be worth, and things of this sort can be obtained reasonably in Manitoba. But beds (unfilled), bedding, and clothing of all sorts should be taken. Agricultural implements (which should be of the kind adapted to the country) would be better purchased after arrival; also tools, unless those belonging to special trades.

Sometimes, however, when a settler engages a car specially to take up his effects, he may find it convenient to put everything in, and there is very frequently an economy in this kind of arrangement.

Individual settlers are allowed 150 lbs. weight of luggage, and parties going together may arrange to have their luggage weighed together, and so have the whole averaged, but everything over 150 lbs. weight is charged, and this charge, in the case of freight of the kind referred to, is often found to be expensive.

The settler who goes by the lakes will find an officer of the Canadian Government at Duluth, Mr. W. C. B. Grahame. Mr. Grahame will assist him in bonding his luggage on entering the United States, and otherwise afford him every possible information. The Canadian Government has a large Settlers' Reception House at Duluth, at which immigrants may rest and refresh themselves.

Settlers going by way of the United States Railways must see that their personal luggage is examined by the U. S. Customs officers at Port Huron, after crossing the Canadian frontier at Sarnia, and previously that their heavy freight has been bonded.

At Emerson, an agent of the Canadian Government will be found, Mr. J. E. Tétu, and he will assist in discharging any bonds of immigrants' effects, and otherwise give information how to proceed.

At Winnipeg there is also a Canadian Immigration Agent, Mr. Wm. Hespeler, to whom immigrants may apply on arrival.

All intending settlers will obtain either from the Government Immigration Agents, or from the Land Officers, directions as to where to go and how to proceed to select land, if their point of destination is not previously determined. There are also Government Land Guides who will direct parties of settlers to their particular localities.

All settlers are especially advised to look very closely after their luggage and see that it is on the trains or steamboats with them, properly checked. Very great disappointment and loss have often occurred from neglect of this precaution. It is better for the immigrant not to proceed until he knows his luggage is on the train.

Settlers' effects, including their cattle in use, will be passed free through the Custom House, and any necessary bonding arrangements will be made, which will thus prevent any delay, inconvenience, or loss occurring. Each passenger, before his departure from the port in Great Britain, should be provided with address cards and he should see that one is fastened to each of his pieces of luggage.

Immediately on the arrival of settlers in the Canadian North-West, the Dominion Government agents will see them properly accommodated, and will give them every information to assist them in choosing a good locality to settle in.

For rates of passage, either ocean or inland, it is better to apply to the agents of the steamships or the nearest Dominion Agent, who will give all information and directions.


The following are the officers of the Dominion of Canada in Great Britain :—

LONDON.....SIR ALEXANDER T. GALT, G.C.M.G., &c., High Commissioner for the Dominion, 10, Victoria Chambers, London, S.W.
 Mr. J. COLMER, Private Secretary, (Address as above.)
 LIVERPOOL...MR. JOHN DYKE, 15, Water Street.
 GLASGOW....MR. THOMAS GRAHAM, 40 Enoch Square.
 BELFAST....MR. CHARLES FOY, 29, Victoria Place.
 DUBLIN.....MR. THOMAS CONNOLLY, Northumberland House.

The following are the agents of the Canadian Government in Canada :—

QUEBEC.....MR. L. STAFFORD, Point Levis, Quebec.
 TORONTO....MR. J. A. DONALDSON, Strachan Avenue, Toronto, Ontario.
 OTTAWA.....MR. W. J. WILLS, St. Lawrence and Ottawa Railway Station, Ottawa, Ontario.
 MONTREAL...MR. J. J. DALRY, Bonaventure Street, Montreal, Province of Quebec.
 KINGSTON...MR. R. MACPHERSON, William Street, Kingston, Ontario.
 HAMILTON...MR. JOHN SMITH, Great Western Railway Station, Hamilton, Ontario.
 LONDON.....MR. A. G. SMYTH, London, Ontario.
 HALIFAX....MR. E. CLAY, Halifax, Nova Scotia.
 ST. JOHN....MR. S. GARDNER, St. John, New Brunswick.
 WINNIPEG...MR. W. HESPELER, Winnipeg, Manitoba.
 EMERSON....MR. J. E. TETU, Railway Station, Emerson, Manitoba.
 DULUTH.....MR. W. C. B. GRAHAM, Settlers' Reception House.

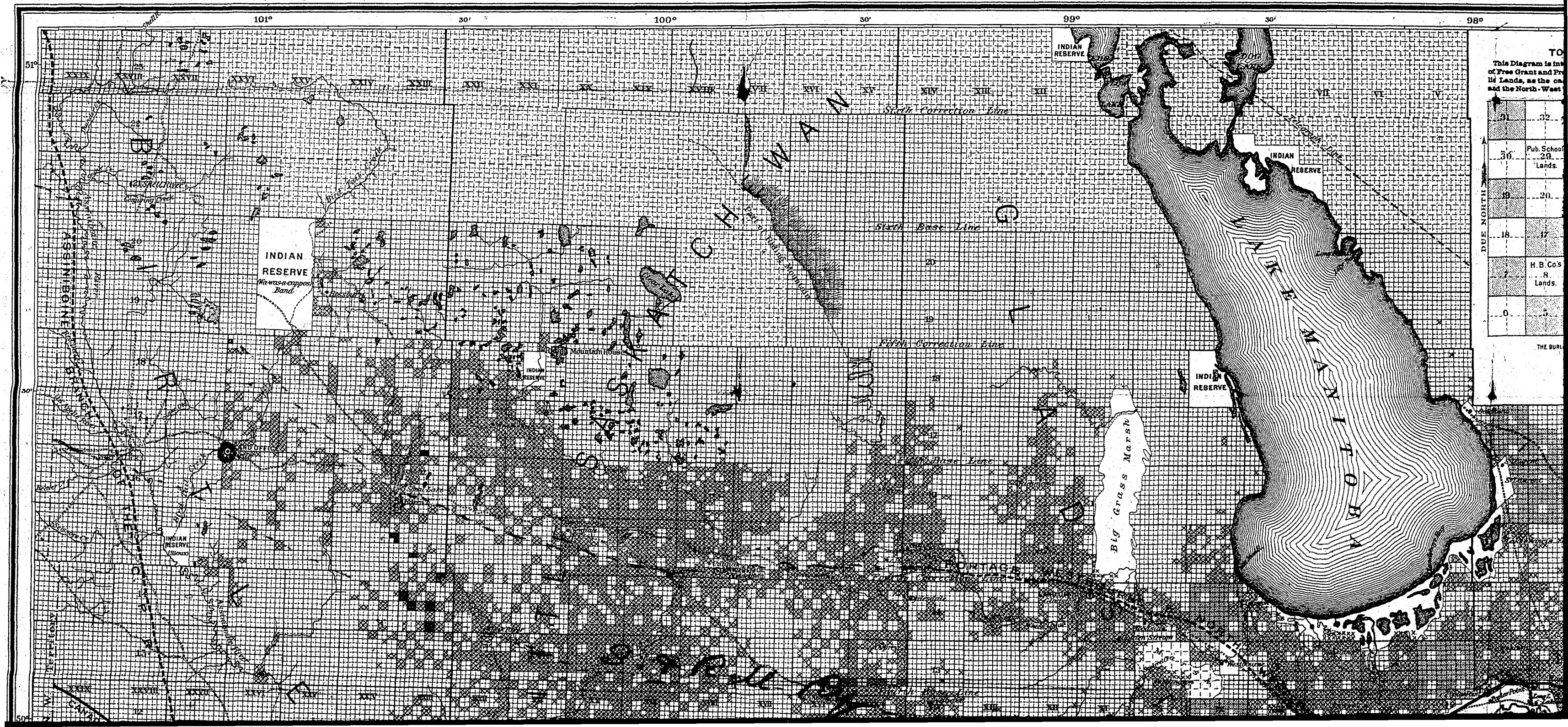
These officers will afford the fullest advice and protection. They should be immediately applied to on arrival. All complaints should be addressed to them. They will also furnish information as to Lands open for settlement in their respective Provinces and Districts, Farms for Sale, demand for employment, rates of wages, routes of travel, distances, expenses of conveyance; and will receive and forward letters and remittances for Settlers, &c.

 Maps and Pamphlets will be furnished gratis and post-free on application, by letter, addressed to Department of Agriculture, Ottawa, Canada.

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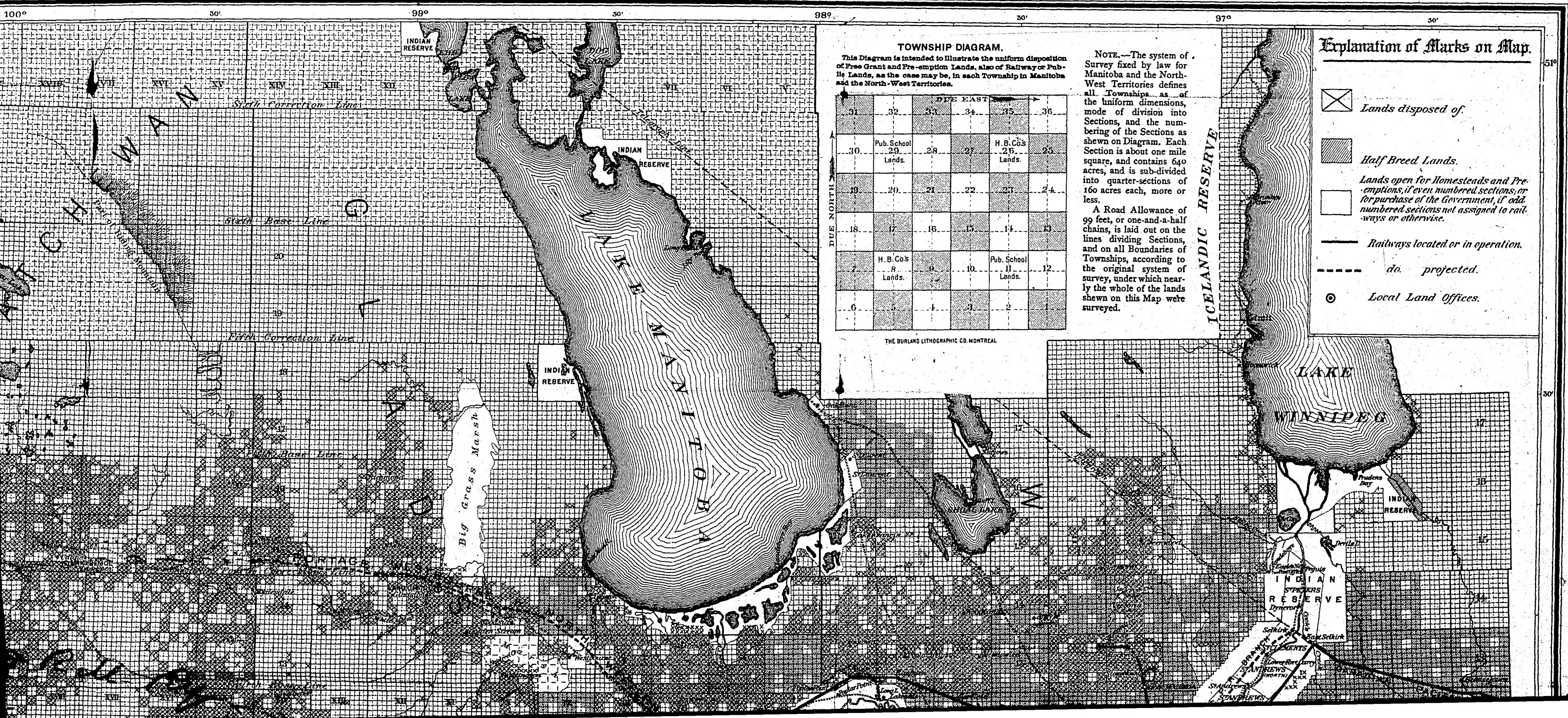
MAP OF A PORTION OF THE PROVINCE OF MANITOBA,
—SHOWING—
DOMINION LANDS SURVEYED, AND DISTINGUISHING CERTAIN LANDS D

PUBLISHED BY THE DEPARTMENT OF AGRICULTURE, FOR THE INFORMATION OF INTENDING SETTLERS, JANUARY 12th, 1882.



MAP OF A PORTION OF THE PROVINCE OF MANITOBA, —SHOWING— LANDS SURVEYED, AND DISTINGUISHING CERTAIN LANDS DISPOSED OF.

PUBLISHED BY THE DEPARTMENT OF AGRICULTURE, FOR THE INFORMATION OF INTENDING SETTLERS, JANUARY 12th, 1882.



TOWNSHIP DIAGRAM.

This Diagram is intended to illustrate the uniform disposition of Free Grant and Pre-emption Lands, also of Railway or Public Lands, as the case may be, in each Township in Manitoba and the North-West Territories.

DUE EAST					
31	32	33	34	35	36
30	Pub. School Lands.	28	27	H. B. Co's Lands.	25
19	20	21	22	23	24
18	17	16	15	14	13
7	H. B. Co's Lands.	9	10	11	12
6	5	4	3	2	1

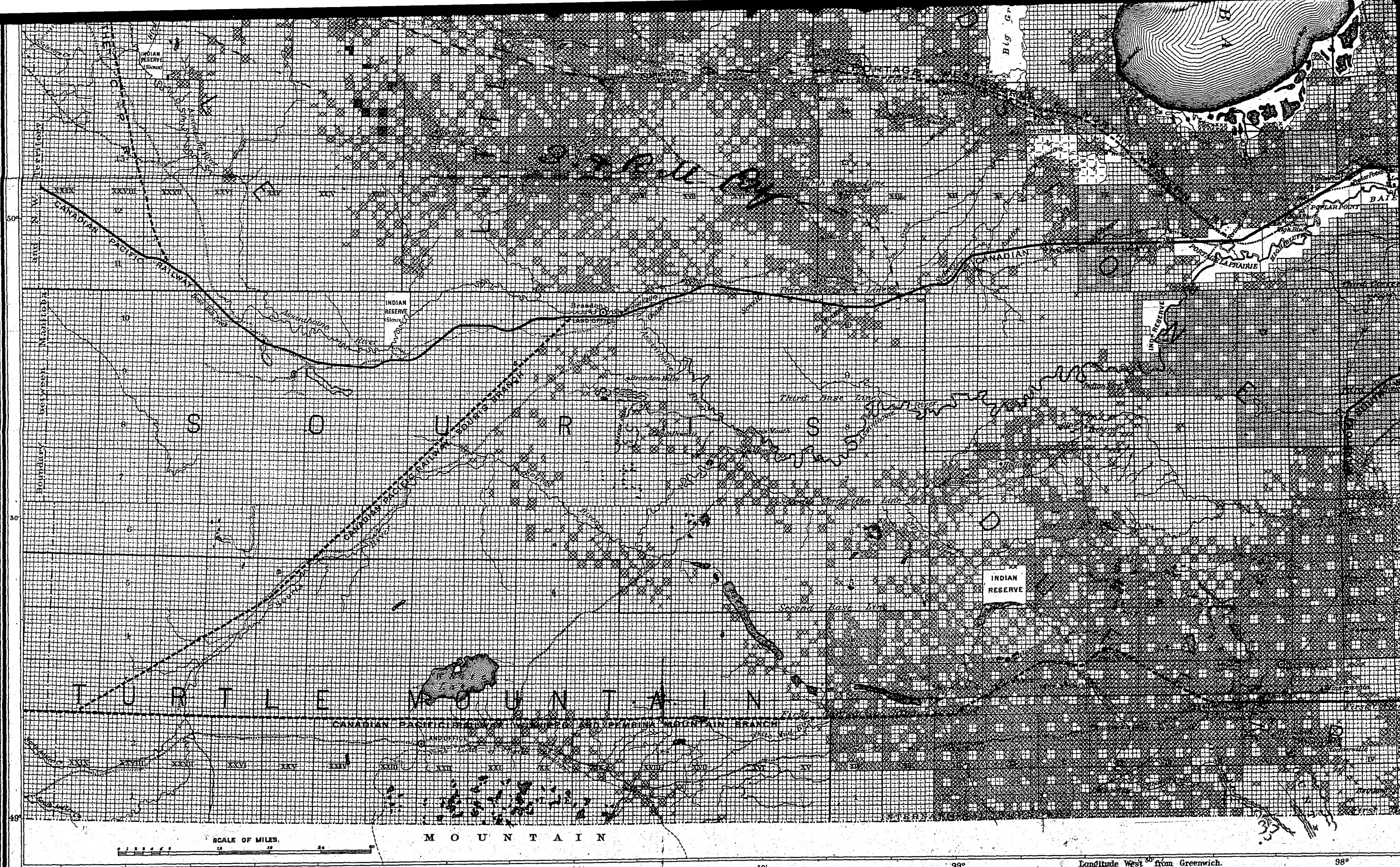
THE BURLAND LITHOGRAPHIC CO. MONTREAL

NOTE.—The system of Survey fixed by law for Manitoba and the North-West Territories defines all Townships as of the uniform dimensions, mode of division into Sections, and the numbering of the Sections as shewn on Diagram. Each Section is about one mile square, and contains 640 acres, and is sub-divided into quarter-sections of 160 acres each, more or less.

A Road Allowance of 99 feet, or one-and-a-half chains, is laid out on the lines dividing Sections, and on all Boundaries of Townships, according to the original system of survey, under which nearly the whole of the lands shewn on this Map were surveyed.

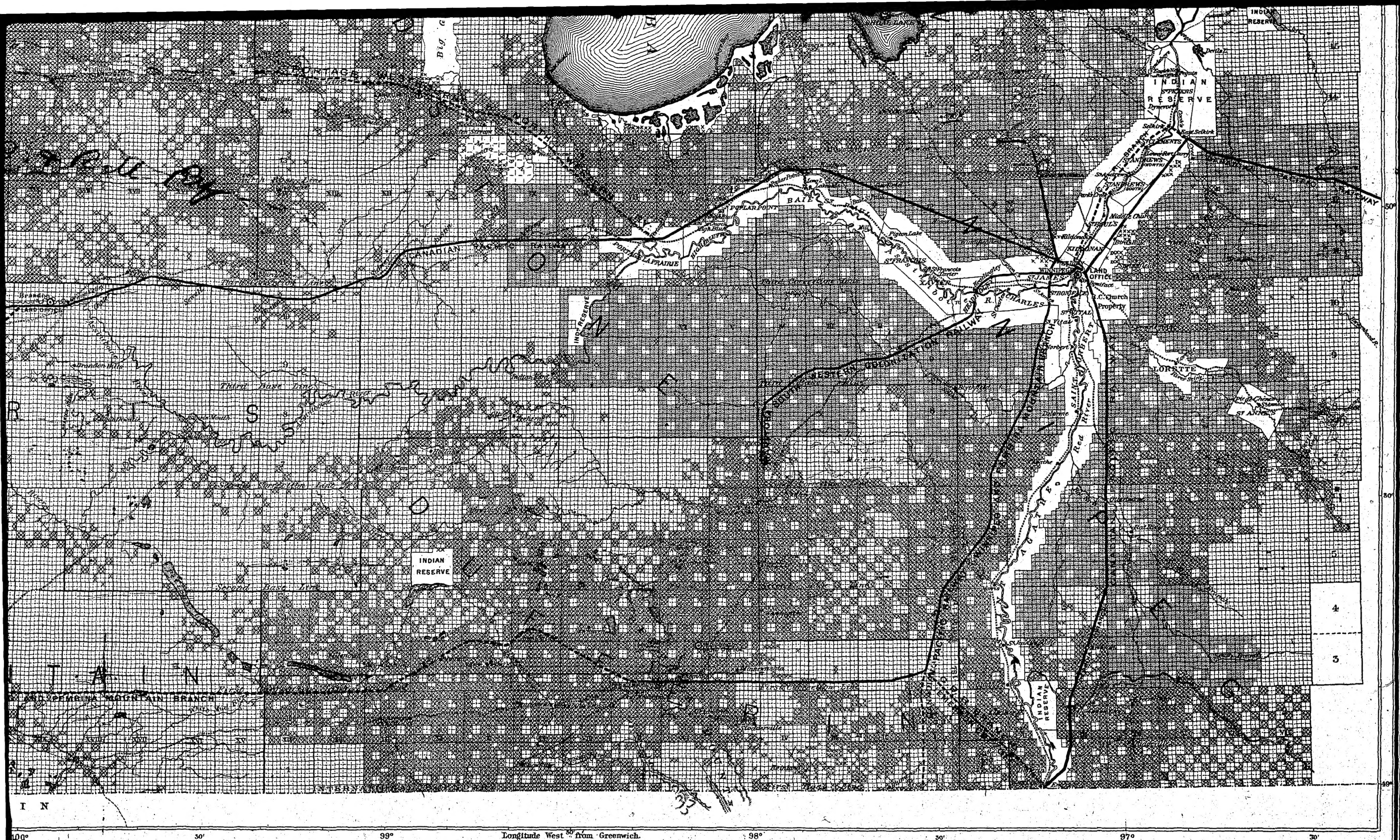
Explanation of Marks on Map.

- Lands disposed of.
- Half Breed Lands.
- Lands open for Homesteads and Pre-emptions, if even numbered sections, or for purchase of the Government, if odd numbered sections not assigned to railways or otherwise.
- Railways located or in operation.
- do. projected.
- Local Land Offices.



The intending settler will note this Map contains only the Lands Surveyed in part of the Province of Manitoba. There is an almost illimitable extent of

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I note this Map contains only the Lands Surveyed in part of the Province of Manitoba. There is an almost illimitable extent of Lands for Settlement further West.

Hobbs